



# **CITY OF NEWPORT BEACH**

## **COMMUNITY DEVELOPMENT DEPARTMENT**

### **BUILDING DIVISION**

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658  
www.newportbeachca.gov | (949) 644-3275

## **RESIDENTIAL GENERAL NOTES**

### **Construction:**

1. Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with a minimum capacity of 50 CFM. Ductless fans are unacceptable. CBC 1203.4.3.2.1, CMC T-4-4
2. Safety glazing shall be provided at the following hazardous locations: CBC 2406.3
  - a. Swinging and sliding doors
  - b. When located within 60-inches of the floor surface in tubs, showers, saunas, or steam rooms
  - c. Within a 24-inch arc of either vertical edge of doors and within 60-inches of walking surface
  - d. Where glazing area is more than 9 sq. ft. in area, with the bottom edge less than 18-inches above the floor and top edge more than 36-inches above floor
  - e. Adjacent to stairways, landings and ramps within 36-inches horizontally of walking surface and 60-inches above walking surface
  - f. Adjacent to stairways within 60-inches horizontally of bottom tread of stairway and exposed surface is within 60-inches above nose of tread
3. Clearance for water closet to be a minimum of 24-inches in front, and 15-inches from its center to any side wall or obstruction. CPC 407.5
4. Wall covering of showers or tubs with showers shall be of cement plaster, tile, or approved equal, to a height of not less than 70-inches above drain inlet. Provide cement board or cement plaster backing for tile. CBC 1210.3
5. The net area of the shower enclosure shall be 1,024 sq. inches (7.1 sq. feet) or more in clear floor area, and shall also be capable of encompassing a 30-inch diameter circle. CPC 411.7
6. Exterior Lath and Plaster: Provide two layers of Grade D paper over all wood base sheathing. CBC 2510.6
7. The water heater burner to be at least 18-inches above the garage floor, if located in a garage. CPC 508.14
8. Provide a 3-inch diameter by 3-foot tall steel pipe embedded in concrete slab for protection of water heaters in garage. CPC 508.14
9. Water heaters to be strapped at top and bottom with 1-½" x 16 gauge strap with 3/8" dia. x 3" lag bolt each end. CPC 508.2

10. The clothes dryer vent shall not exceed 14-feet in overall length. CMC 504.3.2
11. Smoke alarms shall be installed in the following locations (R314.3):
  - a. In each sleeping room.
  - b. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
  - c. On every level of dwelling, including basements and habitable attics.

Smoke alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with Sections R314.4 & R314.5.
12. Carbon monoxide alarms shall be installed in the following locations (R315.3):
  - a. Outside of each sleeping area in the immediate vicinity of the bedroom(s)
  - b. On every level of the dwelling unit including basements.

Carbon monoxide alarms shall be hardwired with battery back-up and interconnected unless exempted in accordance with Sections R315.1.1 & R315.1.2.
13. All receptacle outlets in bathrooms, above kitchen countertop, crawl spaces, garage, rooftops, outdoor outlets, within 6-feet of wet bar sink/laundry sink to be protected by ground fault circuit interrupter (GFCI). CEC 210.8
14. All 120V single phase, 15 and 20 amp outlets (receptacle, lighting, smoke detectors, etc.) to be protected by combination type Arc-fault circuit interrupter (AFCI). CEC 210.12
15. Electrical service to be underground for new construction or additions >50%. NBMC 15.32.015
16. Field inspectors to review and approve underground service requirement prior to concrete placement.
17. Edison Company approval is required for meter location prior to installation.
18. Factory-built fireplaces, chimneys, and all other components shall be listed and labeled and shall be installed in accordance with the conditions of the listing. R1004.1
19. Fireplace: Decorative shrouds shall not be installed at the termination of factory-built chimney systems and are installed in accordance with manufacturer's installation instructions. R1005.2
20. All doors from the house into the pool area shall be equipped with an approved alarm or an approved alternate drowning prevention safety feature. CBC 3109.4.4.2

### **Foundation:**

21. Provide a weep screed for stucco at the foundation plate line a minimum of 4-inches above the earth or 2-inches above paved areas. R703.6.2.1
22. For additions greater than 400 sq. ft. and less than 1000 sq. ft, prior to pouring concrete, the soils engineer shall inspect and certify the following:
  - a. Footing excavation and design bearing pressure
  - b. All grading and compaction of subgrade